

NATIONAL REGISTER
LISTED

United States Department of the Interior
National Park Service

SEP 02 2009

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Newbern-Gore House

Other name/site number 173-11561

2. Location

Street & number 400 South Roosevelt ☐ not for publication

City or town Wichita ☐ vicinity

State Kansas Code KS County Sedgwick Code 173 Zip code 67218

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Robert J. Geller DSHPO

7/20/09

Signature of certifying official/Title
Kansas State Historical Society

Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional Comments.)

Signature of commenting official /Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is

Signature of the Keeper

Date of Action

- ☐ entered in the National Register. ☐ See continuation sheet.
- ☐ determined eligible for the National Register ☐ See continuation sheet.
- ☐ determined not eligible for the National Register
- ☐ removed from the National Register
- ☐ other, (explain:)

Newbern-Gore House
Name of Property

Sedgwick County, Kansas
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property
(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2	1	buildings
		sites
		structures
		objects
2	1	total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Residential Resources of Wichita, 1870-1957

**Number of contributing resources previously listed
in the National Register**

N/A

6. Function or Use

Historic Functions
(Enter Categories from instructions)

Domestic: single dwelling

Domestic: secondary structure

Current Functions
(Enter categories from instructions)

Domestic: single dwelling

Domestic: secondary structure

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and Early 20th Century American Movements:

Prairie School / Craftsman

Materials
(Enter categories from instructions)

Foundation: Concrete

Walls: Brick

Roof: Asphalt

Other:

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Newbern-Gore House

Name of Property

Sedgwick County, Kansas

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1927

Significant Dates

1927

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Scott Brothers Construction Company. (Charles R. and Walter F.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Name of repository:

City of Wichita Historic Preservation Office

Newbern-Gore House
Name of Property

Sedgwick, Kansas
County and State

10. Geographical Data

Acreage of Property less than 1

UTM References

(Place additional UTM references on a continuation sheet.)

1	4	6	5	0	7	0	5	4	1	7	1	5	5	0
Zone		Easting					Northing							

2														
Zone		Easting					Northing							

3														
Zone		Easting					Northing							

4														
Zone		Easting					Northing							

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Name/title Kathy L. Morgan, Senior Planner

Organization City of Wichita Historic Preservation Office

Date February 16, 2007

Street & number 455 N. Main, 10th Floor

Telephone 316-268-4392

City or town Wichita

State Kansas

Zip code 67202-1688

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with SHPO or FPO for any additional items)

Property Owner

Name Sharon O'Neil

Street & number 400 South Roosevelt

Telephone 316-687-0600

City or town Wichita

State Kansas

Zip code 67218

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

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Newbern-Gore House
Name of Property

Sedgwick Co., Kansas
County and State

NARRATIVE DESCRIPTION

The Newbern-Gore House was built in 1927 and is a two-story American Foursquare with Craftsman and Prairie design elements. The property also features two garages – an original detached garage and a non-historic detached garage. The brick house is located at the southeast corner of Roosevelt and Lewis streets in the College Hill neighborhood a block south of the College Hill Park. This two-story house is buff brick with a concrete foundation. The brick is laid in a running bond stretcher pattern with a brick soldier course sill plate, rowlock windowsills and soldier course window lintels on the first floor. It is three bays wide by three bays deep and has a low, hipped gable roof with composition shingles. The roof on the house and two garages were replaced in 1992. It has a deep eave overhang with beaded board soffits and block modillions.

West (Front) Elevation

The house is oriented to Roosevelt Street and has a symmetrical façade. The front door has a simple hood with curved consoles. The entrance is approximately two feet above grade and has a concrete landing with wing walls capped with cast stone at either end of the stairs. Four Prairie-style planters are positioned on the wing wall and the front edge of the landing. The oak Craftsman door has three beveled lights across the top of the door. The center-beveled glass is an inverted triangular arch. The windows are paired five-over-one wood sash with non-original louvered shutters. The paired window above the door hood is smaller and has three-over-one sash configuration.

North (Side) Elevation

The north elevation has two windows in each story separated by the chimney, which projects away from the wall. The windows are five-over-one wood sash. The chimney has a corbelled brick cap with a metal screen. The east end of the north wall is the galleried side porch with square spindle balustrade on the second floor deck. There is a multi-light sash door that opens into a small mudroom off the kitchen.

East (Rear) Elevation

This is the rear of the house. The galleried porch is located on the northeast corner of the house. Double French doors open into the living room on the first floor. A multi-light door flanked by three-over-one sash windows opens into the master bedroom on the second floor. The first floor to the south of the porch has two windows. The second floor has a ribbon window with three five-over-one sash windows.

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Name of Property County and State

South (Side) Elevation

The south elevation is symmetrical with three window openings on both floors. There are two full-sized paired five-over-one wood sash windows at the two end bays with a smaller single three-over-one wood sash window in the center bay in the first and second floors.

Garage 1 (1927), contributing

The original garage, built in conjunction with the house in 1927, is the one closest to the house. The garage doors were replaced sometime in the 1980s or early 1990s. The original garage has four-inch wood lap siding with a hipped roof.

Garage 2 (unknown date), non-contributing

The new garage was constructed between 1983-1991. It is one-story and features a hipped roof and artificial siding that closely matches that of the historic garage.

House Interior

The front door opens into a central hall that contains the staircase to the second floor. The hall opens to the living room on the left and the dining room on the right. The living room has a carpeted floor; the hall and dining room have hardwood floors. The fireplace, located on the north wall, has a painted wood mantel and surround. The fireplace insert is not original. There is a built in segmental arched bookcase to the left of the French doors that lead out to galleried porch. The French doors are set into recessed segmental arch. At the end of the center hall is a small closet. To the left of the closet is the multi-light panel door that leads out to the galleried porch. Directly across from the rear door, a short hall turns right off the central hall and provides access to the kitchen on the left and the dining room on the right. There is a door off the entry hall into the dining room. The dining room has hardwood floors and beaded board wainscoting. Window and baseboard trim is painted white throughout.

The stairway to the second floor is a straight run along the north wall of the center hall. At the top landing, the stairway makes a right turn and then three steps up to the second floor hall. The stairway is a simple scroll handrail that sits atop a curtail step. The balusters are painted white and the top rail is natural wood. The steps are natural hardwood with a carpet runner.

On the south side of the hall are two bedrooms with a bath in between. At the north end of the hall is a built-in linen cupboard. The entrance to the master bedroom is to the right at the north end of the hall.

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Newbern-Gore House
Name of Property

Sedgwick Co., Kansas
County and State

What was once most likely a closet at the west end of the room was converted to a master bathroom. The door on the east wall of the master bedroom opens out to the gallery porch.

The basement stairs are located in the kitchen. There is a modern finished family room in the basement with a half bath and a laundry/utility room.

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STATEMENT OF SIGNIFICANCE OVERVIEW

The Newbern-Gore House is nominated to the National Register of Historic Places under Criterion C in the area of Architecture as a good local example of an American Foursquare with Prairie-style and Craftsman details. It is nominated as part of the *Residential Resources of Wichita, 1870-1957* multiple property nomination.

Property History

It appears the Scott Brothers (Charles and Walter) built the house at 400 South Roosevelt for speculation. The Orr Addition, platted by F.G. and Ethel Orr in June 1925, was originally Lot 1 and 6, Block M of Merriman Park. Charles Scott purchased the lot from F.G. Orr in February 1926. He transferred the property to Lula Newbern in August 1927. The address first appears in the 1928 City Directory with Raymond and Lulu Newbern as the occupants. The Newberns sold the property to Harry Gore in May 1930. Gore transferred the property to Charles Gilbert in July 1942. Gilbert transferred the property to Herbert A. Kath in March 1943. The Kath's lived in the house until 1968 and they sold it to John Gallaher. Gallaher sold it to Mary Ellen Conlee in April 1971. She lived there until 1983 when she sold it to Paul Parker in April 1983. The current owners, Bill and Sharon O'Neil, purchased the property in May 1991.¹

The property derives its historic name from its first two owners. The Newberns purchased the house at 400 South Roosevelt in 1927 from builder Charles Scott and lived there until 1930. Raymond Newbern came to Wichita in 1925 and was involved in the natural gas industry until he left Wichita in 1933. He was secretary of Wichison Natural Gas Company and then became president of Northwestern Natural Gas in 1931. He was born in Thomasville, Georgia on April 21, 1891 and died on October 13, 1994 in Portland, Oregon.

Harry Gore and his wife Anna moved to Wichita in 1925 and purchased the house at 400 South Roosevelt from the Newberns in May 1930. The Gores had immigrated to the United States from Latvia in 1904. His obituary states that he went to Marietta, Ohio and became a drilling contractor in 1907. The 1910 U.S. Census lists he and his family living in Parkersburg, West Virginia where he was employed in an oil supply company. He came to Kansas in 1916 and was a key participant in opening of the Smock-Sluss pool near El Dorado, Kansas. He registered for the World War I draft in El Dorado, Kansas with his occupation listed as oil contractor. The 1920 U.S. Census lists him as an oil producer living in Tulsa, Oklahoma. He moved to Wichita in 1925 and purchased the house at 400 South

¹ Sedgwick County Record of Deeds, Book 5 p. 252, 252-A and Book 5-A pg 497, accessed March 2007.

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Name of Property County and State

Roosevelt in May 1930. Gore remained active in the oil business until his death on August 23, 1951.² He is buried in the Hebrew Cemetery in Wichita.

Scott Brothers Construction Company

Charles and Walter Scott were partners in Scott Brothers Construction from 1925 through 1930. Charles and his wife Lillie came to Wichita in 1921 or 1922. Charles was born in Ohio in 1870. The 1900 and 1910 Census list he and Lillie living in Concordia, Kansas and his occupation is carpenter. Charles remained in the contracting business until he and Lillie left Wichita in 1937 or 1938.

Walter and his wife Dora came to Wichita in 1925. By 1931 Walter was a field agent for Master Builders Association of Kansas. By 1934, Walter left the construction business and became a grocer. Walter was listed as a construction worker in 1939 and by 1941 he and his wife has left Wichita. No additional biographical information is available for Charles or Walter Scott.

Architecture

By 1903 another house type known as the Foursquare had coalesced and Radford developed and popularized it. As the name implies, its form is square or rectangular and exhibits compactness and geometric precision. The Foursquare emerged just as Queen Anne style had reached its peak of fastidious detailing, and could include architectural embellishments of any popular style – including Colonial Revival, Spanish Revival, Prairie, Craftsman/Bungalow, and others. It remained popular in mail-order catalogs for decades. Sears-Roebuck, Aladdin, Radford, and Home Builders Catalog all had a variety of the Foursquare into the 1930s.

The Foursquare is a two-story building, two rooms wide and two rooms deep, also with a low-pitched roof. The Newbern-Gore House includes Prairie- and Craftsman-influenced details, such as wide, overhanging eaves, square or tapered porch supports, full-length front porches, and horizontal groupings of windows. The most distinctive feature of the Foursquare is its massive appearance. Foursquare houses generally feature a hipped roof, whose wide, overhanging eaves are usually enclosed. Often, there are front and side dormers.

Historic Context³

² *Wichita Beacon*, August 24, 1951, pg. 1.

³ Taken from *Residential Resources of Wichita, 1870-1957 Multiple Property Documentation Form*. 2008. See: http://www.kshts.org/resource/national_register/MPS/Residential_Resources_of_WichitaDRAFT_mps.pdf

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In the "Report of the Committee on Recent Economic Changes", of the President's Conference on Unemployment in 1929, the assertion is made that "the distinctive character of the years from 1922 to 1929 owes less to fundamental change than to intensified activity."⁴ Thus, speedy production of goods and delivery of services plus availability of improved technology that had been developed in the late 19th and early 20th centuries resulted in a good economy in the 1920s. This convenient access to resources and a higher standard of living was made possible by stable prices. In the early post-World War I years, employers pressed for a return to prewar wages, citing that business couldn't survive. However, laborers were enjoying a better lifestyle and opposed wage cuts. Leading industrial economists noticed that "the result of the continuance of high wages was that the dammed-up purchasing desires which had been held back during the war on account of the national economic program, burst forth and not only the high wages which were being currently earned but accumulated savings as well were poured into the channels of commerce."⁵ Thus as earnings outstripped costs, consumers benefited, causing the characteristic national prosperity of the 1920s decade.

Real estate booms and busts are a principle contributor to overall economic cycles. Since the infancy of the United States, land speculation has driven market prices, especially during the times when land was widely available and frequently bought and sold. During the Progressive era and the World War I time period, pressure from property owners, developers, and lenders caused some early governmental management in efforts to control downward spirals and induce upward momentum.⁶ Continuing this trend, government planning agencies and land-use regulations such as urban zoning laws, were established in the early 1920s. After a lag in mid-decade when business was booming, the movement was revived during the Great Depression due the backing of large developers who had survived the economic collapse.⁷

The interplay of political involvement and economic growth patterns in Wichita followed the national trends. A local law that would govern land use was presented to the citizens when the full text of a new zoning ordinance was published in the *Wichita Beacon* in December 1921. On March 15, 1922 the *Wichita Eagle* reported that, "Despite a storm of protest, the City Commission yesterday passed the zoning ordinance for Wichita."⁸

Also in 1921, the City hired Planning Engineer Harland Bartholomew of St. Louis to examine Wichita's

⁴ "Recent Economic Changes in the United States". Report of the Committee on Recent Economic Changes, of the President's Conference on Unemployment, Herbert Hoover, Chairman. 1929. <http://memory.loc.gov/> Accessed 2/26/2007

⁵ "Recent Economic Changes in the United States". <http://memory.loc.gov/>

⁶ Marc A. Weiss, "The Politics of Real Estate Cycles," The Business History Conference: 127, <http://www.thebhc.org/publications>. Accessed 2/26/2007.

⁷ Weiss, "The Politics of Real Estate Cycles," 132.

⁸ *Wichita Eagle*. March 15, 1922, 9.

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physical layout. His first report proposed several extensions of Wichita's streetcar system.⁹ The call for more tracks lay in the fact that the vacant lands at the edges of the city limits were being developed with new housing. Automobiles were not yet at every householder's curb, so public transportation was needed. However, the automobile was clearly on the horizon and the Planning Commission and Park Board requested that Bartholomew draw up a complete city report that would analyze resources and design attractive and efficient traffic patterns. Bartholomew submitted his "Comprehensive City Plan" to the Commission in December 1923.¹⁰

The other influential factor in the real estate prosperity of the 1920s was federal policy on homeownership. As in land use planning, the housing shortages and real estate market recession immediately after World War I marked the beginning of government intervention in the real estate industry. Again, land developers, homebuilders, realtors, and mortgage lenders lobbied for programs ranging from subsidies to regulations. The resulting programs such as the Federal Housing Administration (FHA), Home Owners' Loan Corporation, and the Federal National Mortgage Association (Fannie Mae) worked to put millions of Americans into their own, and often new, homes.¹¹

On a local level, the prosperity of Wichita workers with money in their pockets, the social awareness of the need for clean, healthful living conditions, and the availability of land surrounding the core area of the city of Wichita spurred real estate development in the four cardinal directions. One of the principle neighborhoods to grow rapidly was the College Hill neighborhood, bounded north-south by Central Avenue and Kellogg Street and east-west by Oliver and Hillside Avenues. College Hill was popular with the upwardly mobile segment of Wichita's population; providing a range of housing structures from simple Craftsman-style bungalows to large American Foursquares, and ultimately to grand stone or brick residences for the moguls of wealth in the city. It was in this economic and political climate that a long list of contractors was able to maintain a substantial career in speculative home building.

Summary

The Newbern-Gore House is nominated to the National Register of Historic Places a good local example of an early twentieth-century Foursquare residence with Prairie and Craftsman details. It is nominated as part of the *Residential Resources of Wichita, 1870-1957* multiple property nomination.

⁹ *Wichita Beacon*. Oct. 30, 1921, B-1.

¹⁰ *Wichita Beacon*. Apr. 14, 1922, B-4. *Wichita Eagle*. Dec. 6, 1923, 18.

¹¹ Weiss. "The Politics of Real Estate Cycles," 132.

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Who's Who in Wichita, 1929, Biographical Sketches of Men and Women of Achievement. Wichita, Robert M. Baldwin Corp. 1929.

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Section number 10 & Photos Page 10 Newbern-Gore House Sedgwick Co., KS
Name of Property County and State

VERBAL BOUNDARY DESCRIPTION

The nominated property is located at the southeast corner of Roosevelt and Lewis Streets in Wichita, Sedgwick County, Kansas. The legal description of the property is Lot 1, Orr's Addition.

BOUNDARY JUSTIFICATION

The nominated property includes the entire parcel historically associated with the Newbern-Gore House.

PHOTOGRAPHS

Property: Newbern-Gore House

Location: 400 S. Roosevelt, Wichita, Sedgwick Co., KS

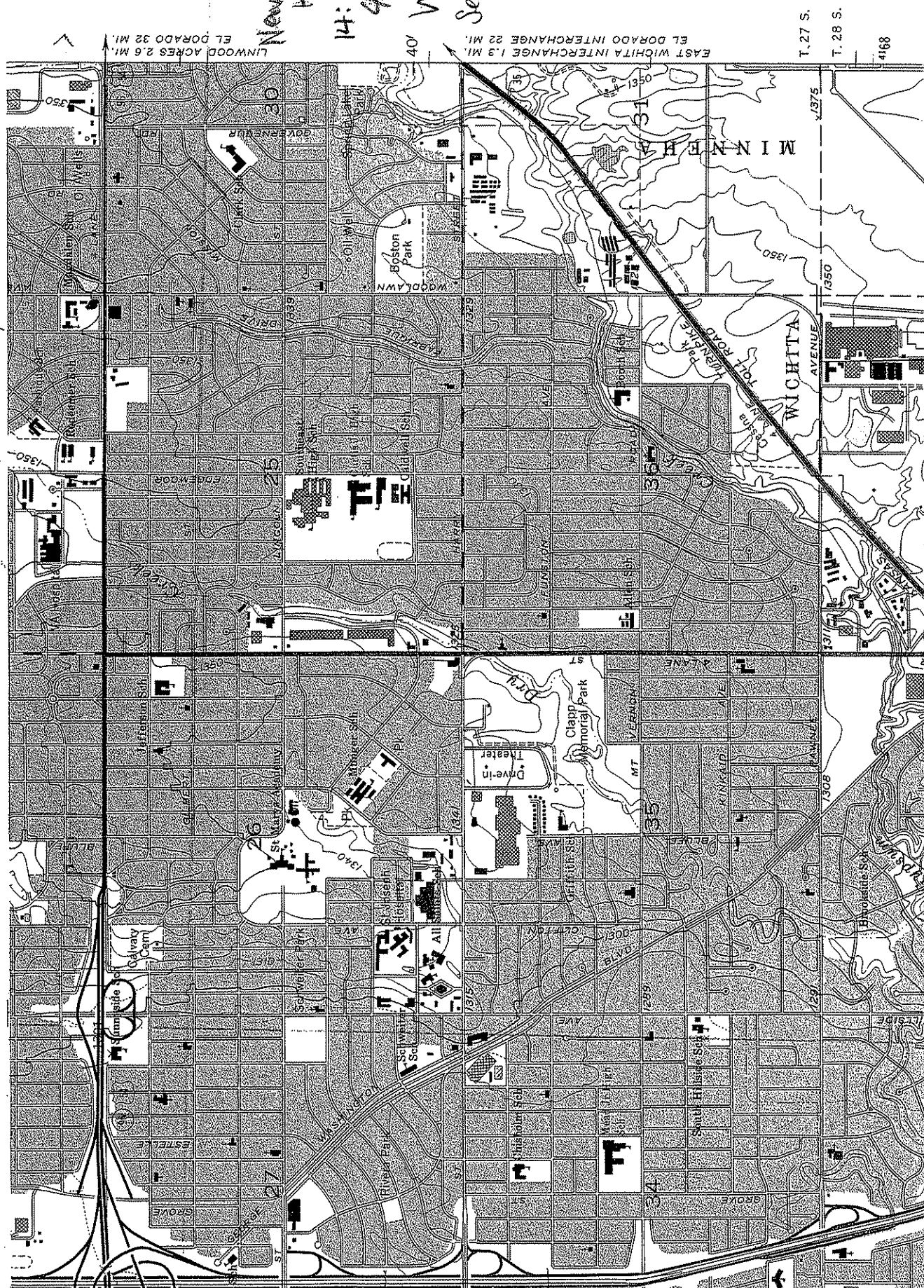
Photographer: Kathy L. Morgan

Date of Photographs: July 2006

Digital Files are filed at the Kansas Historical Society, Topeka, KS

1. West (front) elevation, looking E
2. West and south elevations, looking NE
3. Roof and bracket detail at SW corner, looking NE
4. East (rear) elevation showing second floor porch, facing W
5. North elevation, looking south
6. Garages north elevation, looking south
7. Living room, looking east
8. Dining room, looking south
9. Breakfast room, looking northeast
10. Entry hall and stairway, looking east
11. Upstairs landing, looking south
12. Master bedroom, looking southwest
13. Master bathroom, looking west

Norbert Gore
House
14:650705 E
471550 N
Wichita
Sedgwick Co. KS



T. 27 S.
T. 28 S.
4168